

FINANCE BUDGET MONITORING QUARTERLY DASHBOARD - April to December 2024

CAPITAL APPENDIX 2 - KEY SCHEME VARIANCE ANALYSIS

		24/25 Current Budget £'000	24/25 Forecast £000	24/25 Variance - Approved Budget vs Forecast £'000	Re-phasing to Future Years £'000
Neighbourhood Services					
Parks S106 Projects	Park S106 Projects: 1) Weston: basket swing & play equipment being procured. 2) Hedgemead: Walling plans being advanced 3) Sullis Meadows: Cycle Way from Threeways to St Gregs, now aligned with Scholars Way delivery 4) Linear Park/Brickfields: Play equipment installation planned for Q4 5) Foxhill: surveys complete and now at detailed design stage. Rephasing needed as longer lead times. 6) Parks Pollinator: Project Completed, 7) Manor Rd Woodlands: Current phase completed. 8) Abbots Wood: start on site in 2025/26 after planning delay 9) Teviot Rd: rephased to 2025/26 due to capacity. 10) Combe Down Allotments: decisions now planned for 2025/26.	950	316	634	634
Pixash Site Redevelopment	We are working towards final settlement with the contractor and some final works to complete, including continuing to explore options for a permanent base for SEND Passenger Transport Fleet .	2,753	867	1,885	1,885
Waste Infrastructure Modernisation	The public consultation has concluded. The Planning application will be expected to be reviewed in the March Planning Committee, which if successful will result in the Full Business Case being put forward for decision.	629	580	49	49
Resources					
Commercial Estate Refurbishment Programme	A programme of works to repair and improvements, where necessary, to prepare vacated commercial properties for letting to new tenants. Projects have been delayed as we recruited a project management team, with more of the work now expected to be progressed in 2025/26.	5,597	2,360	3,237	3,237
Property Company Investment - Council (Loan): Developments	The Aequus loan requirement for 2024/25 is estimated at £1.9m, largely relating to loans repayable from rents on homes which also receive Local Authority Housing Fund Grants funding .	10,861	1,900	8,961	8,961
Orange Grove	This programme is to address and prevent further structural decay of the Grade 2 Listed Building in Orange Grove, Bath. We have had to complete detailed surveys and currently procuring works to commence in 2025/26.	992	100	892	892
Economic & Cultural Sustainable Development					
Bath Quays North	The Council and the University of Bath are exploring a partnership for the development of an innovation campus. Aequus have now submitted detailed planning for 96 residential units across sites 6 and 7, with a start on site anticipated in 2026.	1,816	1,318	497	497
BWR Phase 2	BWR has an "In principle" agreement of a £18.2m of Homes England grant funding to deliver land remediation and infrastructure works and in Q4 we will be finalising contracts , and will start work as soon as possible thereafter. Midland Road housing (176 homes) is now subject to the determination of the household recycling centre planning application to relocate to Locksbrook Road . The business case for the housing delivery to maximise affordable housing, is reliant upon future grant funding announcements. The decision to accept the Homes England funding will update the budget in Q4 , where we will also remove an unrealisable capital receipt of £1.1m.	4,259	1,026	3,233	2,133
Corporate Estate Planned Maintenance	Planned maintenance works have a priority to ensure compliance with statutory obligations. Projects for 2024/25 have included roof investigations to the Guildhall and Guildhall Market, repairs to Keynsham Children's Centre and further upgrades to LED office lighting which will result in lower energy costs and emissions. Drainage and resurfacing works at a corporate sites are underway including works at Kensington Meadows. Staff shortages have delayed placement of works, which we will now commence in 2025/26. We continue to monitor unplanned reactive works.	4,619	2,755	1,865	1,865

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Somer Valley Enterprise Zone - Infrastructure	The Mayoral Combined Authority has approved the development of Full Business Case in September 2025. This also gave delegated authority to develop options for the investment of MCA capital into Somer Valley Enterprise Zone, to include grant funding for infrastructure, land acquisition and the creation of a joint delivery vehicle. Acceptance of new grant funding into the Capital Programme is pending. The project is continuing with a Compulsory Purchase Order and the technical design for the highways works.	348	348	-	-
Midsomer Norton High Street Renewal Programme	Construction works to create the new Market Square in Midsomer Norton are being finalised and due to complete in 2025. Strengthening work to the River Somer culvert is making good progress. High Street works now include creation of new bus interchange, alongside pavement widening, following an additional WECA funding award. The project is on track for completion in this financial year.	1,828	1,021	807	807
Bath City Centre Renewal Programme	This scheme contains a series of smaller capital projects and installations in Bath city centre to improve the accessibility of the public realm. This includes works to install electricity points for markets and street traders at Milsom Street and small scale public realm works in the Milsom Quarter.	1,091	223	867	867
Milsom Quarter Masterplan Delivery	This is a package of projects: (i) The Council has progressed a series of technical studies and site surveys of the Walcot Gateway site, de-risking proposals to improve implementation. (ii) The Fashion Museum concept designs have now been completed. (iii) The Milsom Quarter public realm scheme has now been developed to concept stage and includes a new public space in front of St Michael's Church (Northgate Square), with an initial technical approval review by highways has been completed. (iv) A scheme to provide new creative workspace at Broad Street Yards has also been progressed. Slippage reflects programme updates to extend the design stage, with Full Business Case submission now due next financial year after the Mayoral elections.	850	255	595	595
Radstock Regeneration	Through grant provision to Radstock Town Council, the acquisition of Trinity Church is complete and improvements to create a community hub and event space are progressing. Surveys and scoping work is underway, with a view to starting priority works to the roof, including the installation of solar panels, alongside other repairs before March 2025.	473	413	60	60
High Street Recovery	The project will redevelop Council owned vacant units in Keynsham Temple Street/Riverside to bring them back into productive use and employment. Extensive discussions with prospective tenants has led to re-design and rephasing. The current tender process anticipates Contractors will be appointed in March/April with construction works complete by August 2025. Tenancies are due to start first of September 2025.	1,229	134	1,095	1,095
Victoria Art Galley Roof Refurbishment	Victoria Art Gallery roof slates were at the end of their life and works to replace these have commenced after budget approval from Capital Programme Contingency. Works are due to complete by April 2025.	855	855	-	
Children's Services					
Basic Needs - School Improvement / Expansion	Scheme Highlights are; St Keyna Primary expansion by one form entry to a 420 place school, with new 6 classroom block built to Passivhaus standard: The frame installation is now almost complete with the crane to be dismantled before the Christmas shut down 20th Dec. Programme completion target date is set for August 2025. Mealing working in line to current programme. Window installer starts this week. Planning Conditions continue to be discharged the most recent being the Sports Pitch. Condition re. BNG has been issued for discharge. Oldfield School Technical Block: This project is a contribution to deliver a new design and technology block. Completion is imminent. Keynsham East towards provision of Two Rivers playing field: £47k to be rephased into 25/26.	4,239	4,192	47	47

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Schools Capital Maintenance Schemes	Schools Condition Grant is received for our maintained schools' programme of repair and maintenance works. In 2024/25 this includes the following: Newbridge Primary - 1) Re-wiring and replacement LED lighting now largely completed 2) On-going repair to a boundary wall 3) A new external learning space 4) replacement windows 5) roof repairs 6) external doors replacement. At Twerton Infants 1) LED lighting upgrade and 2) Roof covering replacements including strengthening to allow PVs. At St Keyna Primary 1) LED lighting upgrades. To date, there has been less call on the Emergency Works and Minor Works budget so we are planning to rephase budget into 2025/26.	2,295	985	1,310	1,310
SEND (Special Education Needs & Disability) Capital Programme	Projects to provide Resource Bases and SEND adaptations at schools and colleges across BANES. We have completed schemes at Hayesfield School, Bath College, MSN Primary and Peasedown St John Primary. Our on-going projects are 1) A Social, Emotional and Health support at Mulberry Park Primary; 2) Two 20 pupil secondary resource bases for autism support at Ralph Allen and St Mark's. The programme is re-aligned to reflect some delivery in 2025/26.	2,686	2,607	79	79
Special Education Needs & Disability (SEND) - Residential Provision at Bath College	New residential provision is planned to be delivered by Bath College, but are pending College Board approval before progressing. Once confirmed we can finalise plans and more accurately forecast delivery timescales.	2,490	100	2,390	2,390
Climate Emergency & Sustainable Travel					
Bath River Line	Bath River Line aims to create a linear park following the River Avon. We are currently working on Phase 1, the Western section from Newbridge to Bath Quays which consists of 11 interventions, of which we have started work on 7. We are out to tender for construction and aiming to complete the current section by June 2025.	1,548	411	1,137	1,137
CRSTS Cycling and Walking - Scholars Way	This budget is for delivery of Scholars Way for active travel walking, wheeling and cycling improvements. This is made up of £2m CAZ funding for the Western section of the route and £370k LATS funding for the Eastern section (Oakley Copseland crossings, and £20k feasibility budget for a Ralph Allen school (RAS) crossing.) The £2m has been fully approved through an SMD with delivery and construction planned in 2025. Feasibility on RAS will complete by March 25 whilst the LATS crossings will complete by early summer of 2025.	2,370	285	2,085	2,085
CRSTS Somer Valley Links (SVL)	This project aims to improve travel between Midsomer Norton, Radstock, Westfield and Bath via the A367 and Bristol via the A37; and the A362 link road between them, through better bus infrastructure and enabling more walking and cycling. It is currently in the FBC stage scheduled for submission in Summer 2025, and on into delivery and construction with completion during 2026/27. Public consultation is planned during February/March 2025.	1,804	1,077	727	727
Highways					
CAZ - Clean Air Zone	CAZ Queen Square Public Realm projects are underway. Resurfacing works and footway improvements have now been completed with the focus of the remainder of works green space improvements and wayfinding upgrades. There is rephasing into 2025/26, as determination of finalised concept designs is still pending. Rephasing also includes £131k funding relating to the Financial Assistance Scheme.	1,005	192	813	813

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City Centre Security - Highways Scheme	Works at Lower Borough Walls have been completed and the successful delivery of project to date has ensured we continue to forecast within budget. The project is currently considering options for the measures required on the junction of Beau Street and Stall Street.	2,498	2,498	-	
Highways Maintenance Block	Programmes of Carriageway Resurfacing is substantially completed with only Prior Park Road now for delivery, expected in March 2025; Micro-surface Treatment Programme completed; Machine Laid Patching completed; Street Lighting Column replacement and Drainage Improvements programmed through to January 2025; Road Marking Refresh and Crack Sealing programmes completed. Footway Paving substantially completed with only Milsom Street planned in Q4; Asphalt Concrete Paving programme completed. £502k to be rephased into 2025/26 reflecting the following: Delivery of A37 Temple Cloud works, which needs a diversion order which is unlikely to happen in 2024/25; Cleveland Bridge ongoing monitoring to continue into 2025/26; various landslip investigations (including Upper Stanton, Stanton Drew - Bank Stabilisation) are still in the Planning Stage; East Harptree Drainage Scheme being professed in partnership with Wessex Water.	9,695	9,194	501	501
CRSTS Liveable Neighbourhoods	<p>A full business case fully identifying proposed interventions for 11 Liveable Neighbourhood (LN) areas was approved by WECA in September 2024, releasing the remaining CRSTS grant to deliver these schemes before 31 March 2027.</p> <p>Schemes trialled under an ETRO (Experimental Traffic Regulation Order) in 2022 in Church Street (Widcombe), Southlands (Weston) and Queen Charlton Lane, (Queen Charlton) have now been made permanent. A further four trials have been delivered in 2024, at Lower Lansdown and The Circus (specifically in Winifred's Lane, Catharine Place and Gay Street) and New Sydney Place and Sydney Road. The decisions on these trials and whether they should be made permanent, will be made in 2025.</p> <p>Progress is being made on the detailed design and delivery of interventions. Delivery will be staggered up until March 2027 to accommodate other projects and interventions on the traffic network. The next key milestone is a series of informal engagements on the LN schemes until March 2025 (avoiding pre-election periods for the Salford by-election and the Mayoral Combined Authority election).</p>	3,152	1,780	1,372	1,372
CRSTS Manvers Street Remediation	A CRSTS funded budget held for Manvers Street and Pierrepont Street Refurbishment. Preliminary design has been commenced following series of surveys. A decision expected in early 2025 regarding how to proceed, including scope and phasing of delivery.	530	530	-	
Local Active Travel Safety Programme (LATS)	<p>The 2024/25 approved programme will largely be delivered, with some delivery will be in Spring 2025. Projects, including some of which are S106 funded, that require planning approval or agreement with neighbouring authorities will be rephased into 2025/26 and consisting of:</p> <ul style="list-style-type: none"> •Manor Road Farrington Gurney – Crossing on hold pending pedestrian count. •A S106 funded scheme for the Brambles Resurfacing. •A S106 funded scheme for the Temple Cloud Footway Works. •A S106 funded scheme for the Footway Improvements in Keynsham. •Feasibility and design for Whiteway Road. •A partially S106 funded scheme for a pedestrian crossing at Fosseyway (pending Somerset CC approval). •Camden Road Safety Crossings and Speed Measures. •Bloomfield Road Pedestrian and Cycling Safety Review and Delivery. •Property Collision at Bannerdown Road. •Feasibility studies for Redlinch Lane Junction with Charlton Road show a likelihood for 3rd party land which is extending delivery date. 	3,207	2,785	422	422

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Built Environment & Sustainable Development					
Englishcombe Lane Supported Housing	Scheme to provide 16 homes for neurodivergent clients with Learning Difficulties and Autism. Work continues on discharging pre-commencement conditions with a start on site anticipated late summer 2025 after the final investment decision.	438	277	161	161
Local Authority Housing Fund (Ukrainian/Afghan homes)	The Council agreed a further memorandums of understanding with DLUHC to increase provision to 27 units of accommodation. To date the first 20 properties have been purchased.	3,133	2,294	839	839
Social Rent Programme (Phase 1 of BANES Homes)	Work continues on time and within budget on the construction of eight new affordable homes for social rent on the Argyle Works site. In addition in Q4, we will start on site ten affordable, energy efficient, apartments in Dane's Lane, the main delivery for this being in 2025/26.	4,015	2,647	1,368	1,368